



GROPYUS

VONOVIA Analyst and Investor Day 2025

Philipp Erler | Co-CEO GROPYUS





OUR AMBITION

**Rooted in Timber, Digital at Heart, Efficient
all the Way:**

Creating Sustainable Living for Everyone.



Key Element is an end-to-end Fully Digital Value Chain



Our Pilot Project Nette Completion in 2022

4,193 sqm

Gross Floor Area

3,174 sqm

Rental Area

1 Floor

Assembled Per Week

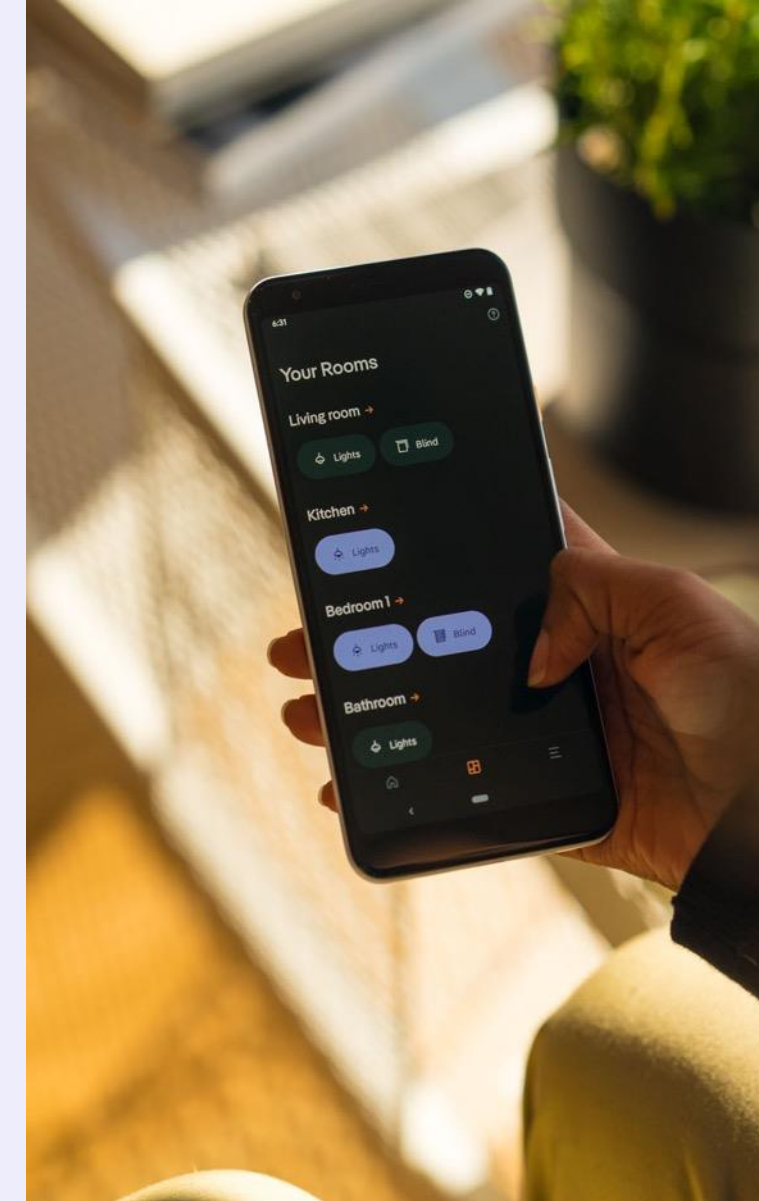
12.77 €/sqm

Ø “Nettokaltmiete”



Customer Satisfaction *

*49% response rate in the 3rd tenants survey, February 2025.



Work has Started on our First Project with BUWOG

3,800 sqm

Gross Floor Area

2,200 sqm

Rental Area

27

Units

81 sqm

Ø Unit Size

Q1 2026

Completion



Upcoming BUWOG Projects with Almost 30,000 sqm



Project Schlichtallee

Production start Q2 2025
General Contractor Contract Signed

18,700 sqm
Gross Floor Area

11,900 sqm
Net Floor Area

158
Units

7
Buildings

Q2 2027
Completion



Project Blasewitzer Str.

Production start Q4 2025
Pre-Construction Contract Signed

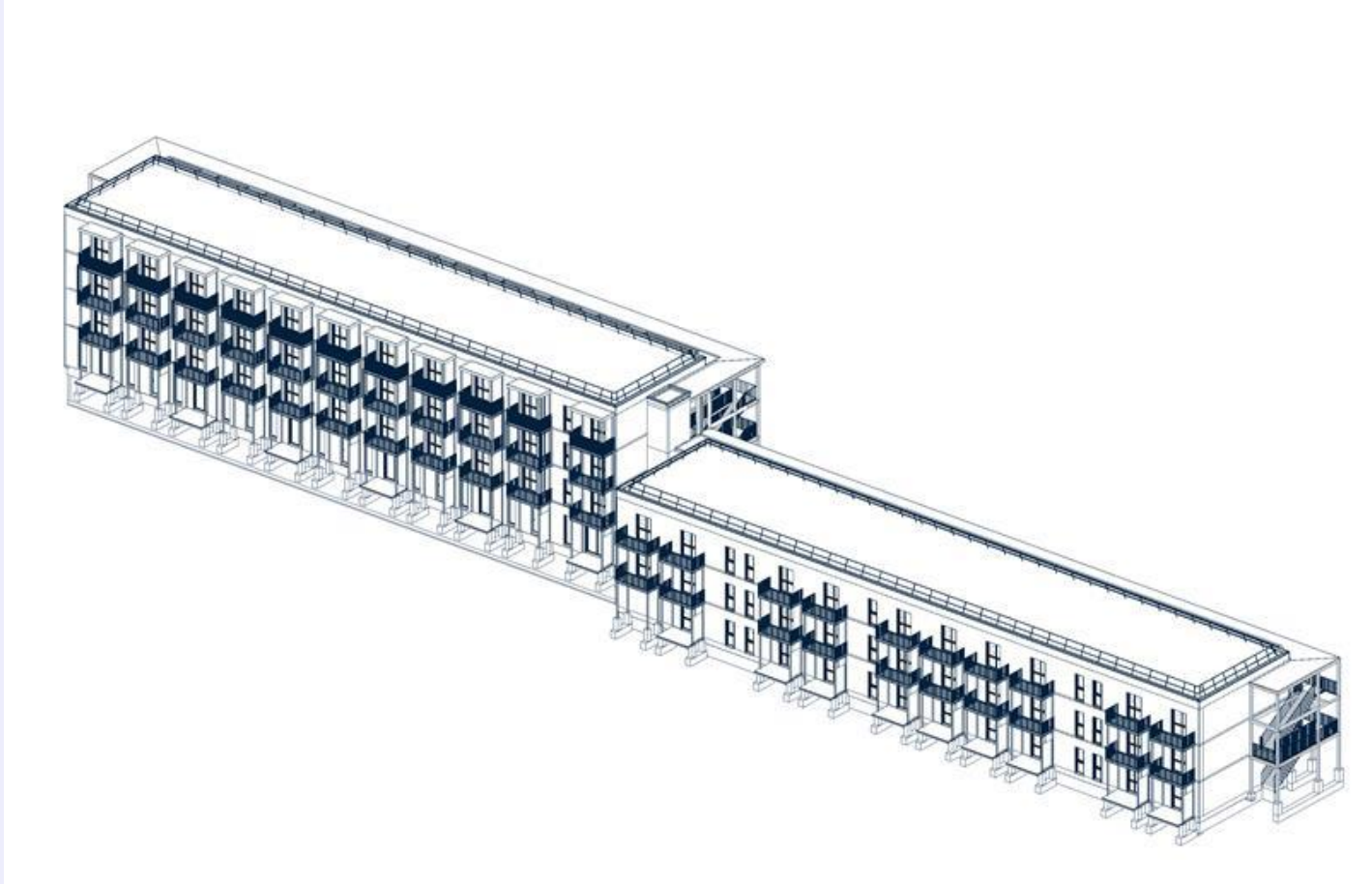
5,200 sqm
Gross Floor Area

3,700 sqm
Net Floor Area

41
Units

1
Buildings

Q3 2026
Completion



Project Salzburg

Production start Q3 2025
General Contractor Contract Signed

3,900 sqm
Gross Floor Area

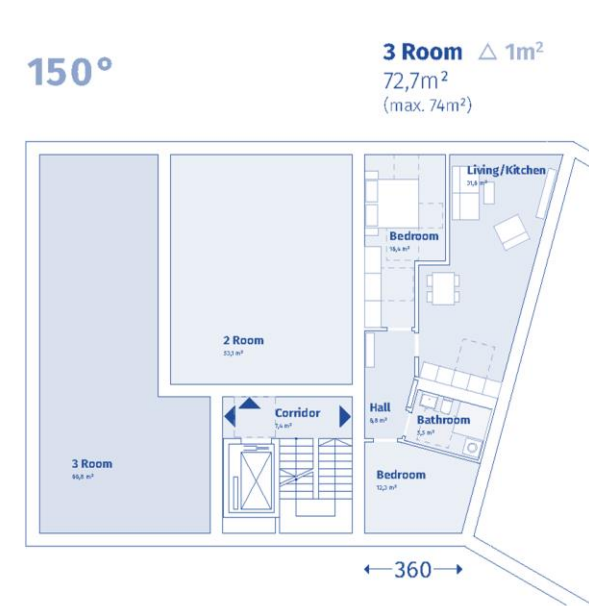
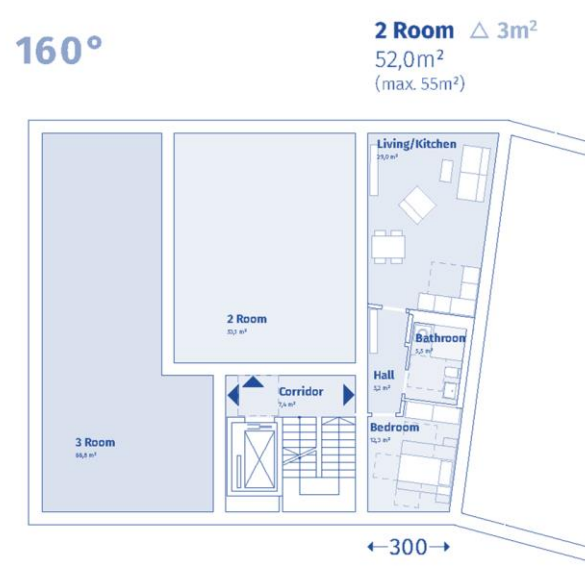
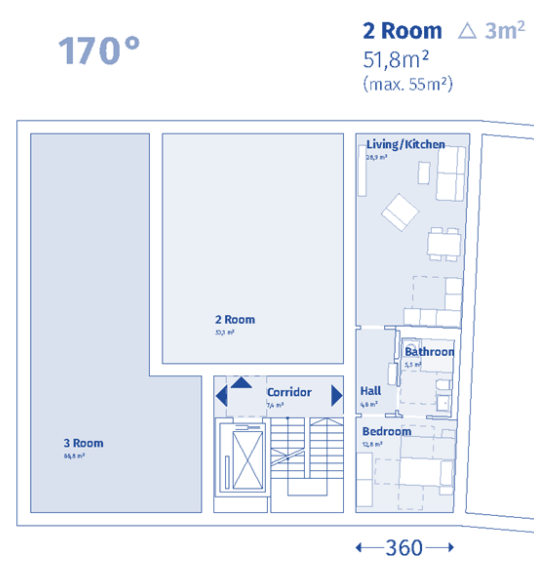
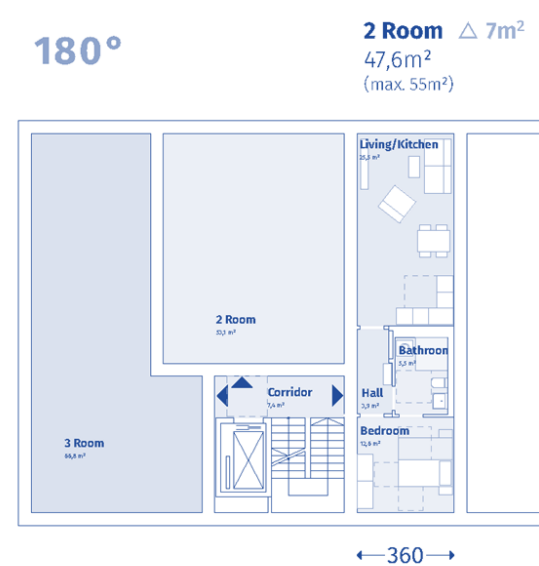
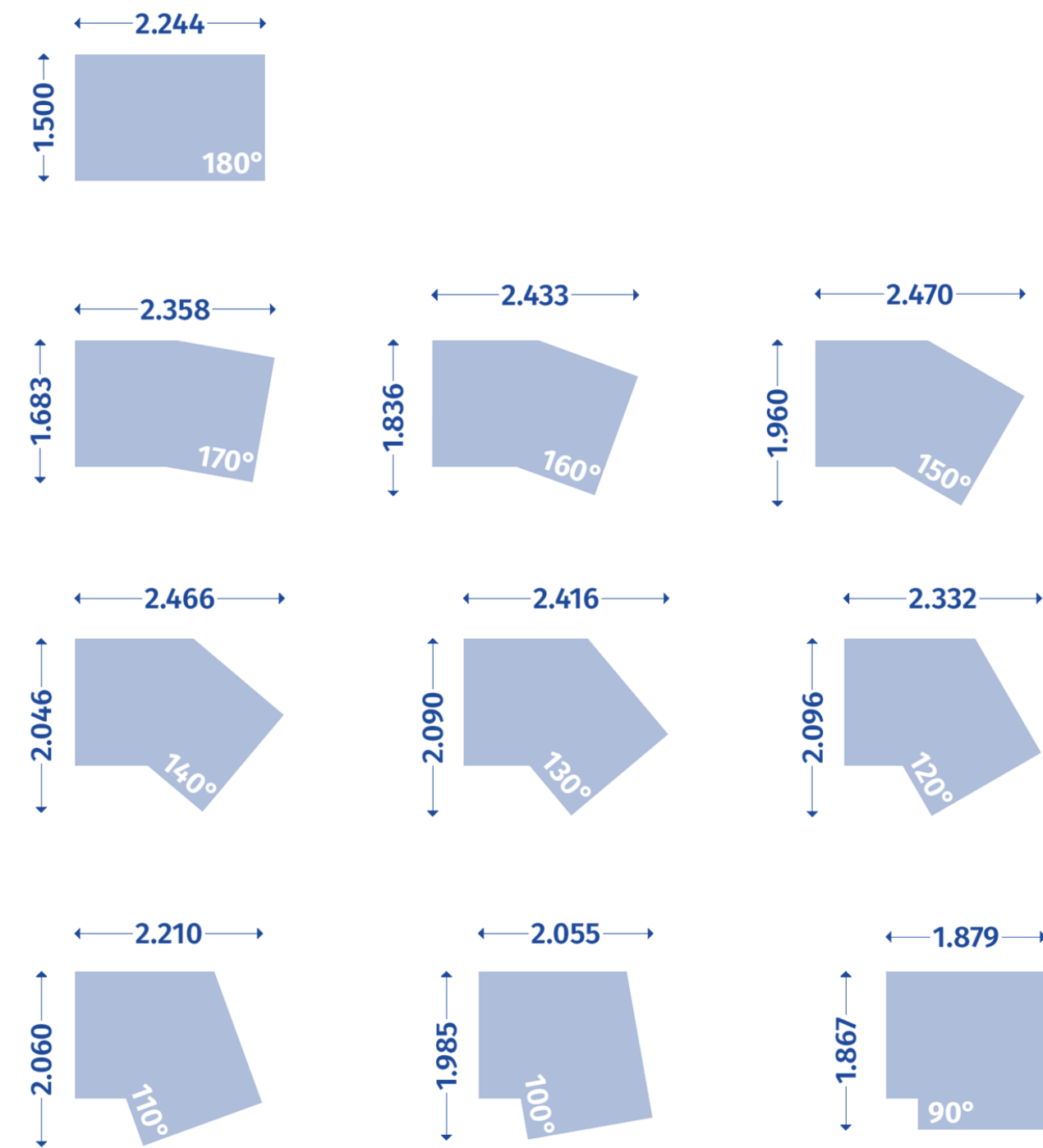
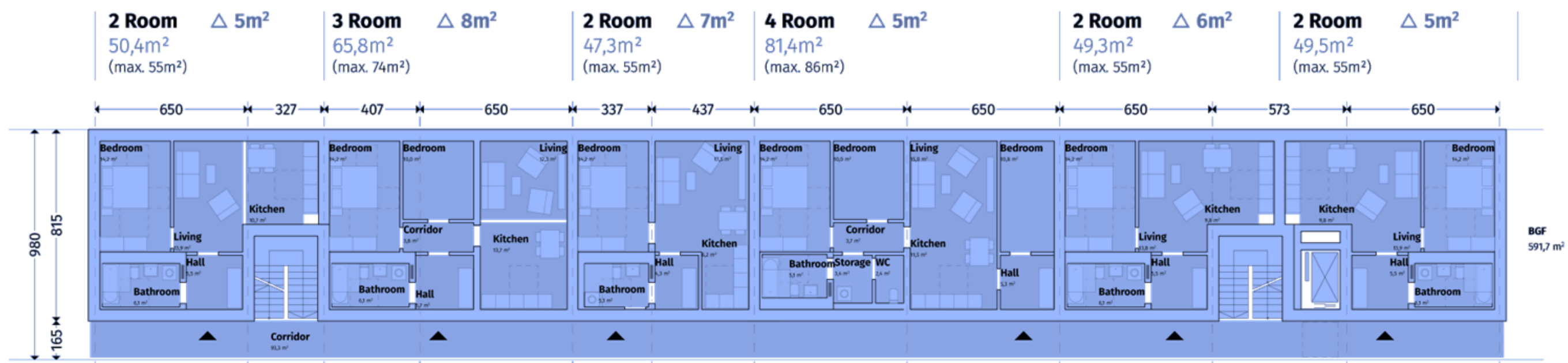
3,250 sqm
Net Floor Area

61
Units

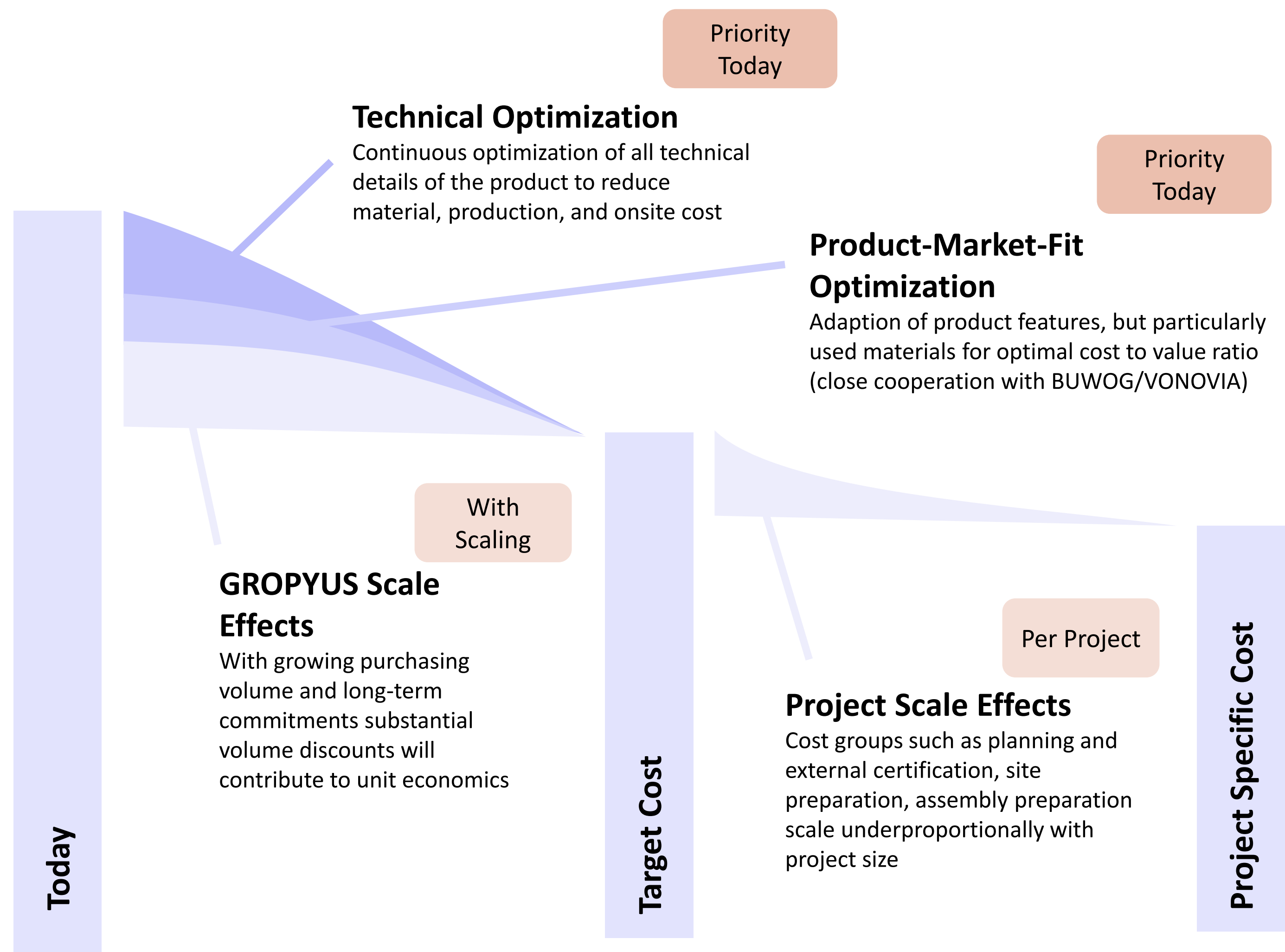
1
Buildings

Q2 2026
Completion

Our Building System Allows for Flexible Floor Plans and Building Dimensions



We Constantly Work on Reducing our Construction Costs to Deliver Affordable Housing at Scale

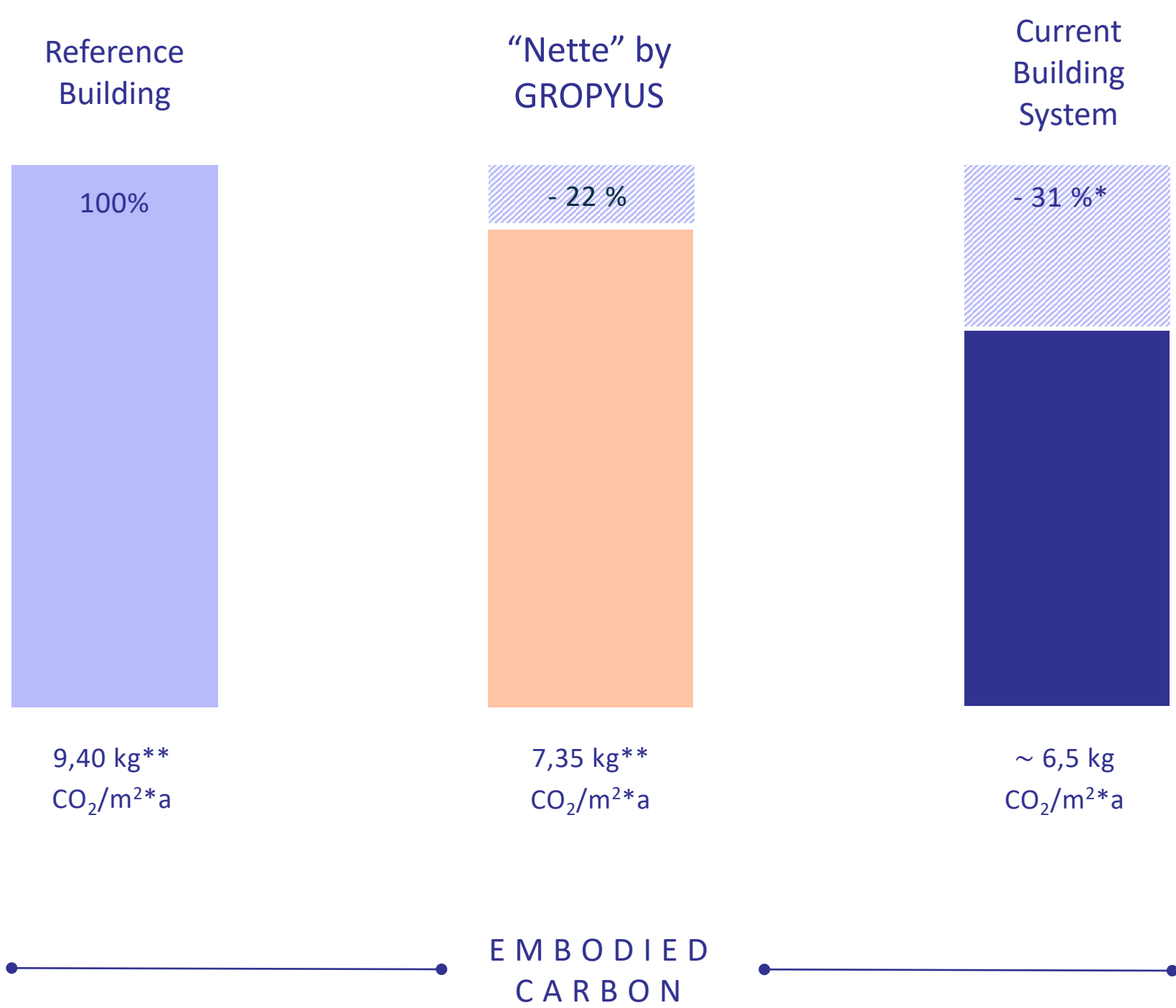


The Current Building System
reduces the embodied carbon
by **~31%*** compared to a
reference building

*The calculation is created for the purpose of a hotspot analysis, based on reference models and background data and can differ from reality

Global Warming Potential of conventional building
compared to “Nette”

50 years Lifecycle, Reference value DGNB / GEG



**incl. factor for simplified LCA method

Thank you